

KITTITAS COUNTY BOARD OF ADJUSTMENT
August 30, 2006 - 7:00 PM - Commissioners Auditorium
Continuation of the August 9, 2006 meeting
MINUTES

I. Call to Order.

Chairman Chance called the continued hearing of the Board of Adjustment to order at 7:00 p.m.

II. Roll Call

Those present: Chairman Roy Chance, Dick Kloss, Frank Jones, Stan Bossart and Daryl Akkerman.

Also present: Staff Planners Scott Turnbull and Joanna Valencia, Deputy Prosecutor Jim Hurson, Clerk of the Board Susan Barret and approximately 50 people representing public and applicant interests.

III. Declarations of Disclosure.

Frank Jones and Daryl Akkerman stated that they had listened to the recording of the previous meeting and feel qualified to make an educated and unbiased decision on this hearing.

There were no declarations made by the Board of Adjustment.

VII. Old Business

A. ELLENSBURG TRAP & SKEET CUP C-06-03

The Chair re-opened the hearing to public testimony.

Virgil Thovson, 2119 East First Ave, Ellensburg, spoke neither in support or opposition of the gun club but wished to express his opinion that this is basically a matter of a property owner moving an activity from one area of property to another and he felt it is appropriate to do so.

Larry Meilander, 4101 Hungry Junction Road, Ellensburg, spoke in support of the club and stated that the noise is not an issue.

Andrew Johnson, 260 Lenes Road, Ellensburg, stated that the gun club can be heard, but it is a good and needed club, but should be situated in a different location. He submitted his testimony into the record as **Exhibit A**.

Buzz Chevara, 6551 Cooke Canyon Road, spoke to noise abatement and gave an example of a similar club submitted into the record as **Exhibit B**.

John Sparrow, 300 Pease Road, Cle Elum, made comments on the RV Park that there will be not sewage, probably no water and hopefully electricity.

Desmond Knudson, 1661 Vantage Hwy, Ellensburg, submitted updated maps, **Exhibit C**, stated this is a "Trap & Skeet Club" not a gun club and integral to maintaining our constitutional rights; kids will learn how to use guns safely; traditions will be strengthened; the new location is

farther away from homes; reiterated the excellent safety record; and urged the Board to support the club.

Jim Huckabay, 1231 W. University Way, Ellensburg, representing the Kittitas County Field and Stream Club spoke, at the request of the Board of Directors, in support of the club.

Clinton Vande Venter, 862 Bar 14 Road, Ellensburg, spoke to the light stipulations regulated by the FAA and the 10 p.m. mandatory shut off requirement. He clarified that there is water and electricity planned for the RV Park and reiterated that it will be primarily used for special events.

Jerry Williams, member of the club, attests to the positive things the club does for young people; family values, good judgment, gun safety, etc.

Fritz Glover, 2271 Payne Rd, supported the objectives of the club and reiterated his opinion that the problem is the proposed location that will cause nothing but problems for the trap & skeet club in the future and requests that the decision be made after the comp plan is updated. **Kloss** stated that this application was done under the current comp plan and would be judged accordingly. **Glover** went on to state it does not comply with the overall master plan and suggests a much better location would be the Hanson Pits location.

Paul Bennett, rebutted Grovers comments by stating that the Trap and Skeet Club is addressed with in the Master Plan as an acceptable and compatible use if all the conditions of the FAA and safety requirements. **Jones** questions Bennett history and the reconstruction of the airport.

Bennett stated that there is a 20 year plan and gave general details for future accommodations; light upgrades, run way safety areas, etc. and stated that the trap & skeet club was taken into account with this future planning. **Jones** questioned the revenue that this will generate. **Bennett** responded that the income is very little. **Chance** asked, regarding the land use, does the club encroach on the industrial area and economic development. **Bennett** stated that it would not and showed alternative sites planned for future industrial development. Further discussion ensued including Bennett stating for the record his qualifications as a former Kittitas County Director of Public Works and Airport Manager.

Patti Johnson, Interim Public Works Director, showed maps representing a 3.5 feet gap and confirmed that the trap and skeet proposed site is not on land designated industrial.

Fritz Glover spoke of his vision of the technology park and commented on the significant increase of homes in the area and the need to secure the area for future jobs.

Desmond Knudson spoke as a member of the Economic Development Group and referenced a letter sent from the Group that states that the proposed club location does not encroach on industrial lands.

Tom Pratt, 2007 E. Mt. Daniels, Ellensburg, stated he has been at the club for a very long time and wished to clarify that the club's new location is farther away from residences and that the local roads are structured for heavy weight traffic and will be able to handle the forecasted traffic.

Steve Lathrop, representing the applicant, stated the testimony of Perry Huston showed clearly where the county stands in the process; the validity of the noise study is very important and nothing was presented on the record to discount it; the elements of approval for a conditional use permit are well known and nothing was said to contradict the notion of the club being a desirable benefit to the community both economically and recreationally. He stated that the club is not detrimental to the character of the surrounding area; it has been established as a long time good tenant with an excellent safety record; it is totally in keeping with the airport's master

plan; it is not injurious to public health, safety or welfare. The proposed findings of fact and recommended conditions state that the club must operate totally under the Washington State Administrative Code.

The Chair opened the hearing to deliberation and motion.

Bossart voiced support.

Dick Kloss moved to approve the ELLENSBURG TRAP & SKEET CUP C-06-03. Daryl Akkerman seconded the motion. Further Discussion ensued. The motion passed with a 5/0 poll of the Board.

Kloss requested staff prepare conditions and findings of fact for signature at the next regularly scheduled meeting.

The meeting adjourned at 8:02 p.m.

The next regularly scheduled meeting is September 13, 2006.

Susan Barret, Clerk of the Board